2010 Larkin Ave Elgin, IL 60123

Office Space

FOR LEASE PROPERTY SPECIFICATIONS

Description:	Professional Offices
Building Size:	15,325 SF
Land Size:	30,100 SF
Available Space:	3,000 SF up to 7,000 SF
Year Built:	1990
HVAC System:	Gas Forced Air
Power:	200 Amp
Sprinklered:	No
Ceiling Height:	10' Plus Vaulted
Parking:	25+
Washrooms:	2 Handicapped
Sewer/Water:	City/City
Possession:	Immediate
Zoning:	Office Commercial
Real Estate Taxes:	Included
CAM:	Included
Lease Term:	Minimum 3 Years
Lease Price:	\$12.00 PSF



PROPERTY OVERVIEW Office Space 3,000 SF up to 7,000 SF Professional or Medical Office Space

- Premium professional or medical offices next door to Provenia St. Joseph Hospital from 3,000 SF to 7,000 SF
- Owner will divide and assist in build-outs
- Offices include great natural light from windows, dormers and vaulted ceilings, kitchen, private offices, large work areas and conference rooms
- Private exterior entrances with ample parking just outside your door
- Beautiful professional offices in Elgin priced at only \$12 PSF gross and ready to move in
- PIN: 06-16-402-008

Presented By:

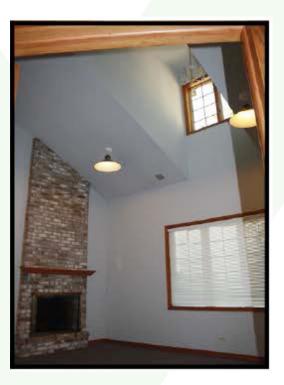
Dave Schmidt Managing Broker/Partner 847.404.3851 DSchmidt@realtymetrix.com Linda Kost Senior Broker/Partner 847.910.8820 LKost@realtymetrix.com



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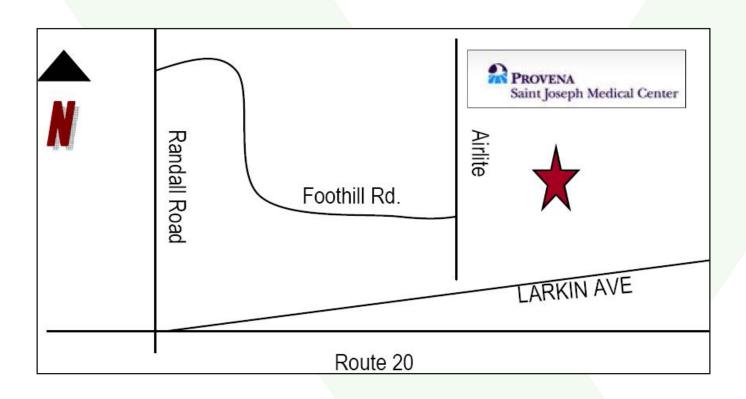


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No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer or sub-agency is being





Directions: Larkin Ave to
Airlite North. Immediate
right. Located behind
Point Office.Available UnitsSuite 2010
(Can be Divided)Content
Can be Divided)3,000 to 7,000 SFContent
Suite 2010
(Can be Divided)

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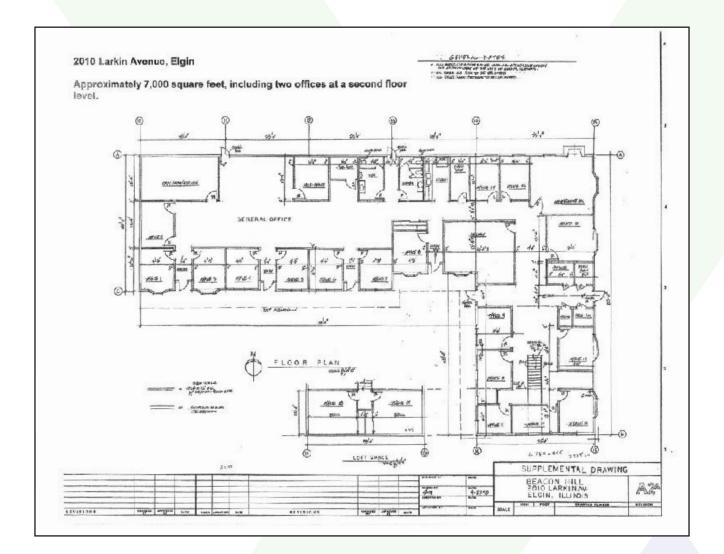
Managing Broker/Partner 847.404.3851 DSchmidt@realtymetrix.com Realty Metrix Commercial 2390 Esplanade Drive Suite 201 Algonquin IL 60102

Total

Contiguous

7,000 SF



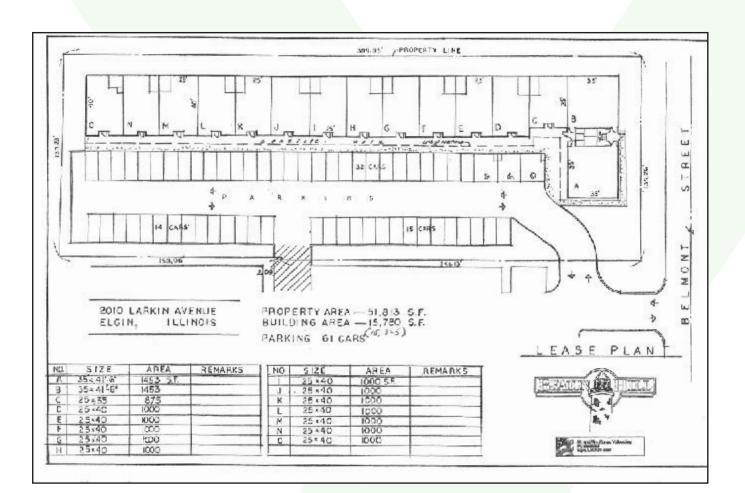


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